

TRANSFER
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Doc # 2004032022
Book 8156 Page 0139

44-313

WARRANTY DEED

Know All Men By These Presents

That we, **Jeffrey Karter** of Waterville, Kennebec County, Maine, and **David Parker**, of Portland, Cumberland County, Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Jeffrey F. Karter and Scott O'Brien**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is 44 Johnson Heights, Waterville, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Jeffrey F. Karter and Scott O'Brien, as joint tenants and not as tenants in common, their heirs and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

A certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin on the easterly line of Water Street and the northwesterly corner of land owned by Napoleon Bolduc, formerly owned by Thomas Pelletier; thence easterly one hundred seventeen (117) feet to a stone bound in the northerly line of said Napoleon Bolduc; thence in a northerly direction forty (40) feet to an iron pin; thence westerly one hundred eleven and six-tenths (111.6) feet to an iron pin on the easterly line of Water Street; thence southerly eighty-nine and eight tenths (89.8) feet along the easterly line of Water Street to the point of beginning.

Reserving to the Lockwood Company, its successors and assigns, all its riparian rights and privileges including the right of exercising the same without incurring any liability thereby and particularly without liability for any flowing of the granted premises.

BEING the same premises acquired by Jeffrey Karter and David Parker by Warranty Deed from Alfred J. Karter dated May 29, 1985, and recorded in the Kennebec County Registry of Deeds in Book 2807, Page 123.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Jeffrey F. Karter and Scott O'Brien, as joint tenants, their heirs and assigns, to them and their use and behoof forever.

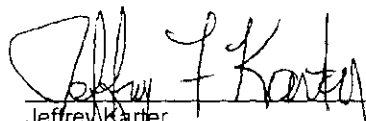

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Jeffrey Karter and David Parker have hereunto set our hands and seals this 6th day of October, 2004.

Signed, Sealed and Delivered
in the presence of


Witness


Witness


Jeffrey Karter

David Parker


@m dss

44-313

STATE OF MAINE
County of Kennebec, ss.

Personally appeared before me on this 6th day of October, 2004, the above-named, Jeffrey Karter and David Parker, and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public

ROBERT M. MARDEN
Attorney at Law/Notary Public, Maine
My Commission expires December 4, 2009

Received Kennebec SS.
10/12/2004 11:03AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS